

City of Seattle

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Action (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about permanent regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

A. BACKGROUND:

1. Name of proposed project, if applicable:

AN ORDINANCE related to the Pike Place Market; amending the Amended Urban Renewal Plan for the Pike Place Project, approved by Ordinance 102916, to extend the duration of the Plan indefinitely.

2. Name of Applicant:

City of Seattle Department of Planning and Development

3. Address and phone number of applicant and contact person:

Seattle Department of Planning and Development
700 Fifth Avenue, Suite 2000, PO Box 34019
Seattle, WA 98124-4019
Contact: Dennis Meier, 206-684-8270

4. Date checklist prepared:

July 10, 2013

5. Agency requesting checklist:

City of Seattle Department of Planning and Development

6. Proposed timing or schedule (include phasing if applicable):

The proposed ordinance is expected to be considered by the City Council in the second half of 2013, with likely action by the end of 2013.

7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:

This proposal is a non-project action. No specific future amendments to the Urban Renewal Plan are currently planned, but additional amendments might be proposed as part of the ongoing planning for the redevelopment of Seattle's Central Waterfront area. The Plan itself describes the procedures for its amendment.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Within the Urban Renewal Plan Project area, no applications for significant new construction exist. Plans are currently underway for redevelopment of a parcel known as PC-1 North, but no formal land use application is currently pending for that parcel.

10. List any governmental approvals or permits that will be needed for your proposal, if known:

The proposed ordinance requires passage by the City Council and approval by the Mayor (or as provided in the Seattle City Charter).

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The Pike Place Market had been slated for demolition and redevelopment in the early 1970s, but was saved by a public vote in November 1971. On December 26, 1973, the City Council passed, and on January 4, 1974, the Mayor signed, Ordinance 102916, approving the Amended Urban Renewal Plan for the Pike Place Project (Plan), filed in C.F. 275589. The Plan states that it “shall be binding and in effect for a period of forth [sic] (40) years from the date of the adoption of this Plan amendment by the City of Seattle unless otherwise amended through appropriate means.”

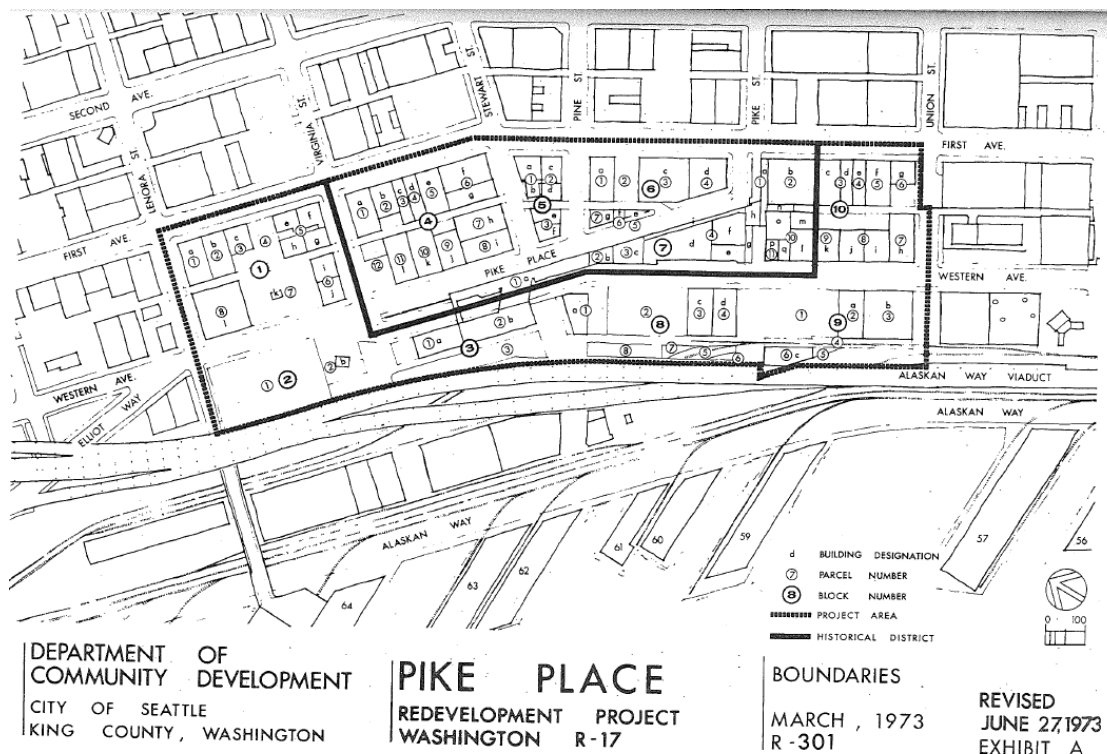
Since its adoption in 1974, the Plan has guided the preservation, rehabilitation, and use of property and buildings in the area. Seattle Municipal Code 23.49.002 requires that proposed development within the Plan area comply with the requirements of the Plan in addition to the requirements of Seattle’s Land Use Code.

The City Council and Mayor find that proposed development within the Plan area should continue to comply with the Plan, and that therefore the duration of the Plan should be extended indefinitely.

The Urban Renewal Plan by its terms applies to the “Project Area” shown on Exhibit A to the Urban Renewal Plan (which is included in the response for item #12 below). The area accommodates a variety of uses, including retail, office, and parking. No change in uses is proposed. The size of the area is about 22 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This is a non-project action. The Urban Renewal Plan by its terms applies to the “Project Area” shown on Exhibit A to the Urban Renewal Plan, which is shown below (the larger outlined area on the map).



B. ENVIRONMENTAL ELEMENTS:

1. Earth

- a. **General description of the site: (circle one) Flat, rolling, hilly, steep slopes, mountainous, other:**

The area slopes down sharply from 1st Avenue on the east, to the Alaskan Way Viaduct, which forms the west boundary.

- b. **What is the steepest slope on the site (approximate percent slope)?**

Areas with the steepest slope are between Western Avenue and Pike Place, where the elevation increases by as much as 70 feet over a horizontal distance of less than 120 feet, for a slope of about 60 percent.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Soils in the area are a typical mix of the glacial till found in the urban Seattle area. No agricultural soils or prime farmland exist in the area. Soil conditions vary from site to site, and would be evaluated accordingly.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Portions of the area west of Western Avenue are identified as steep slope areas and potential slide areas. However, no known slide areas are identified. The southwest corner of the area – primarily between Western Avenue and Alaskan Way from Union Street to Pike Street – is identified as a liquefaction area.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

None.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

No.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

This is a non-project action and no construction activity is involved, so there will be no change in coverage with impervious surfaces as a result of this proposal.

- h. Proposed measures to reduce or control erosion, other impacts to the earth, if any:**

None.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood, smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

None.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

- a. Surface**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There is no surface water body within the Urban Renewal Plan area itself. Elliott Bay, a saltwater arm of Puget Sound, is about a block west of the area.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No; areas identified as flood-prone do not extend east of Alaskan Way in this area.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage, industrial, containing the following chemicals... agricultural, etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None.

c. Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

None.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. Plants

a. Check or circle types of vegetation found on the site:

A variety of vegetation types characteristic of the urban environment can be found within the neighborhood.

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, other measures to preserve or enhance vegetation on the site, if any:

None – this is a non-project action.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

The neighborhood includes a number of species that inhabit urban environments including birds, domestic pets, pigeons and other urban fauna. The area is developed and urban in character. Future proposals may be evaluated for their impact on animals.

birds: hawk, heron, eagle, songbirds, other: raven, pigeons, starlings, gulls and other birds tolerant of urban environments

mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant of urban environments

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.**

This is a non-project action. The question does not apply. There is no site as assumed in the question. Referring to the general Seattle area, Chinook salmon in Puget Sound are listed as a threatened species under the Endangered Species Act. Bald eagles are known to exist within the city limits.

None known.

- c. Is the site part of a migration route? If so, explain.**

None are known. The planning area may be used to some extent by migratory bird species similar to other urban areas in Seattle. However, the scarcity of significant wildlife habitat such as large expanses of high-quality habitat area (with the potential exception of park lands) limits its value to migratory bird species.

- d. Proposed measures to preserve or enhance wildlife, if any:**

None included in proposal.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable – this is a non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or waste, that could occur as a result of this proposal? If so, describe.**

No.

- 1) Describe special emergency services that might be required.**

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:**

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?**

None – this is a non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

None.

- 3) Proposed measures to reduce or control noise impacts, if any:**

None.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

The Urban Renewal Plan area includes a wide variety of uses including residential, commercial (including retail, restaurant, entertainment, medical services, hotel, office), institutions, park, and parking. Most notably, the Urban Renewal Plan area includes the Pike Place Market itself.

Uses in adjacent areas are similar, but also include public utilities (Seattle Steam and City Light substation, and transportation facilities—primarily the Alaskan Way Viaduct. To the west are some water-dependent uses (e.g., aquarium, moorage) and public recreation areas along the Elliott Bay waterfront.

b. Has the site been used for agriculture? If so, describe.

Not in the recent past.

c. Describe any structures on the site.

The Urban Renewal Plan area encompasses a variety of structures, including the historic buildings of the Pike Place Market, and newer infill development. Building heights range from one story to about 20 stories.

d. Will any structures be demolished? If so, what?

No – this is a non-project action.

e. What is the current zoning classification of the site?

The Urban Renewal Plan area is zoned Pike Market Mixed (PMM-85).

f. What is the current comprehensive plan designation of the site?

The Urban Renewal Plan area is in the Commercial Core Urban Village of the Downtown Urban Center.

g. If applicable, what is the current shoreline master program designation of the site?

The Urban Renewal Plan area is located on the edge of the Urban Harborfront shoreline environment, but is not included in this environment. No changes are proposed to the shoreline master program.

h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.

Yes. On the City's critical areas maps, some parts of the Urban Renewal Plan area are identified as steep slopes and potential slide areas (but no known slide areas are identified) or liquefaction areas.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action, so no one would reside or work in "the completed project." Currently, the area has about 955 residential units, of which about 578 units are subsidized rental housing. The area has over 200 year-round businesses and attracts an estimated 10 million visitors annually.

j. Approximately how many people would the completed project displace?

None – this is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Urban Renewal Plan is explicitly referenced in the Land Use Code and is consistent with the Comprehensive Plan and neighborhood plan goals and policies. This non-project action would extend the duration of the Urban Renewal Plan indefinitely, thus making it more likely that future development in the area will continue to be compatible with existing land uses, including the historic Pike Place Market. No additional measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None – this is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action, so no structures are proposed. This proposal would extend the duration of the Urban Renewal Plan indefinitely, thereby continuing the effect of the existing height controls in the Plan.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce aesthetic impacts, if any:

None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable – this is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?**

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

Victor Steinbrueck Park is within the Urban Renewal Plan area, at Western Avenue and Virginia Street. The entire Pike Place Market is an active pedestrian area, with pedestrian connections to the waterfront, which is also an active pedestrian area. Streets in the Pike Place Market are occasionally closed to accommodate street vendors, performers, festivals, etc.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

National: The Urban Renewal Plan project area overlaps with the “Pike Place Public Market Historic District” listed on the National Register of Historic Places.

State: Sites that are listed on the National Register of Historic Places (see above) are automatically added to the Washington Heritage Register.

Local: The Urban Renewal Plan project area includes the “Pike Place Market Historical District” designated by City ordinance, which District includes buildings of historic significance. The Urban Renewal Plan area also includes, outside the Historical District, the U.S. Immigration Building, at 84 Union Street, which is a City-designated landmark.

Other nearby City-designated landmarks are Pier 57, Pier 59, the Eitel Building (2nd and

Pike), the J.S. Graham Store / Doyle Building (2nd and Pine), the Josephinum (2nd and Stewart), the Terminal Sales Building (1st and Virginia), the Terminal Sales Annex (2nd and Virginia), the Moore Theater (2nd and Virginia), the Palladian Apartments (2nd and Virginia), and the Schillestad Building / Guiry Hotel (1st and Lenora).

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The Pike Place Market is an historic site, where farmers began selling to the public in 1907. It became a major commercial district in ensuing decades. In the 1960s, the Market was slated for demolition and redevelopment, but was saved by a public vote in 1971. The Pike Place Market Preservation and Development Authority (PDA) was chartered by the City in 1973 to own, rehabilitate, and manage key Market buildings. The Urban Renewal Plan that is the subject of this proposal was approved by the City in 1974. Today, the Pike Place Market is a major tourist destination in downtown Seattle.

The western edge of the PMM zone is adjacent to a mapped archaeological buffer area along the shoreline, which recognizes that many of Seattle's existing and former shoreline areas may be sites of potential archaeological significance due to settlement patterns of Native Americans and early European settlers along Puget Sound. Procedures for assessment and/or protection of potentially significant archaeological resources discovered during construction or excavation are outlined in DPD's Director's Rule 2-98.

c. Proposed measures to reduce or control impacts, if any:

This proposal would extend the duration of the Urban Renewal Plan indefinitely, thereby continuing the existing protections for historical and cultural properties in the area. Note that a portion of the Urban Renewal Plan project area is the "Pike Place Market Historical District," which was created by the citizen initiative in 1971 (Ordinance 100475). Properties in the Historical District currently are, and will continue to be, governed by the Pike Place Market Historical District Guidelines administered by the Pike Place Market Historical Commission (also created by Ordinance 100475).

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Several City streets and alleys border, or run through, the Urban Renewal Plan area. The Alaskan Way Viaduct, a two-level limited-access state highway, forms the west boundary of the Urban Renewal Plan area. This proposal would make no changes to streets.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The area is extensively served by public transit provided by multiple operators, including King County Metro and Sound Transit.

c. How many parking spaces would the completed project have? How many would the project eliminate?

This is a non-project action, so it would not change the number of parking spaces already existing in the area.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe. (indicate whether public or private).**

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

None.

- g. Proposed measures to reduce or control transportation impacts, if any:**

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

The Urban Renewal Plan area is fully developed and is served by all the utilities listed above except for septic systems. Other utilities available include Seattle Steam, cable television, and internet access.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None – this is a non-project action.

C. SIGNATURE:

Signature provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering the questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal would extend the duration of the Urban Renewal Plan indefinitely, thus continuing existing controls. It would therefore have no direct effects on water, air, hazardous substances, or noise. If the duration of the Plan (and its controls) were *not* extended, greater or more-intensive development might occur in the area in the future. Thus with the extension of the Plan, future development may result in lesser discharges, emissions, etc.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No effects are anticipated.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

No effects are anticipated. As described under item #1 above, with the extension of the Urban Renewal Plan and its controls, future development may result in lesser use of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

By extending the duration of the Urban Renewal Plan indefinitely, the proposal will continue the application of the existing controls in the Plan. As described under item #1 above, with the

extension of the Urban Renewal Plan and its controls, future development may result in lesser effects on sensitive, designated, or eligible resources.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No effects are anticipated. As described under item #1 above, with the extension of the Urban Renewal Plan and its controls, future development may result in lesser effects on land and shoreline uses and be more compatible with existing plans and development.

Proposed measures to avoid or reduce shoreline and use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No effects are anticipated. As described under item #1 above, with the extension of the Urban Renewal Plan and its controls, future development may result in lesser effects on transportation, public services, and utilities.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no known conflicts between the proposal and local, state, or federal laws or requirements for the protection of the environment.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: _____
Martha Lester, Legislative Analyst

Date: _____

Reviewed by: _____

Date: _____